



KINGTON LANE CLAVERDON

FREEHOLD SALE (PLOT ONLY)

2.02 hectares
4.992 acres

Kington Lane
Claverdon
CV35 8PP

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com



Multi-Spans
22,615 sq.ft.
2,101.0 sq.m.



Polytunnels
12,175 sq.ft.
1,131.2 sq.m.



Office block
666 sq.ft.
61.9 sq.m.



**Automatic
metal security
gates**



**Up to 40
car parking
spaces**

The property is located to the west of Claverdon, just south of the A4189 which links Warwick to Redditch via Henley in Arden with Stratford-upon-Avon to the south and Solihull to the north.

There is good access to Junction 15 and 16 of the M40 Motorway with the site being under 6 miles from Junction 15.



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betraying
attitudes.
scope



Access is off Kington Lane, up a shared private drive (within the freehold title) also serving three residential properties, through an automatic metal gate and a further manually operated gate.

Past the second manually operated gate is hard standing car park for between 10-12 cars, higher up there is a further hard standing car park for around 25 cars and lorry loading/unloading area.

There is a large portacabin office, with one main room and two further separate storage/meeting rooms. Adjacent to the main office is a WC block.

To the western side of the main portacabin office is an irrigated mypex plant standing out area with concrete and hard-standing paths. At the end of the area is an above ground metal reservoir and an scrubland where the land falls away down to the main road. To the north of this area are a series of single span polytunnels. To the rear of these polytunnels there is a concrete yard, and further polytunnels, sheds and a portacabin staff room.

To the eastern side of the main portacabin office is an open mypex irrigated plant standing out area with hardstanding roads/walkways. South of this main standing out area is further irrigated mypex plant standing out area, a four bay structure with Perspex elevations opening roof sections with concrete walkways and overhead irrigation. Adjacent are two polytunnels with irrigation.

To the north of the eastern standing out area is a three bay multi-span and an eight bay multi-span with mypex, concrete walkways, irrigation and wind up sides.

On the north-eastern corner behind the polytunnels are two further sheds and a WC.



Guide price of **£1,750,000** excl

Offers will be considered



	Description	Sq ft	Sq m
1	WC Block	136	12.6
2	Mobile Office	666	61.9
3	4 Bay Open Roof Tunnel	3,836	356.4
4	Polytunnel	2,084	193.6
5	Polytunnel	2,084	193.6
6	Portaloo	13	1.2
7	Wooden Shed	149	13.8
8	Wooden Shed	625	58.1
9	Polytunnel	1,259	117.0
10	3 Bay Multi-Span	4,618	429.0
11	8 Bay Multi-Span	12,314	1,144.0
12	Pump House	46	4.3
13	Polytunnel	2,037	189.2
14	Polytunnel	2,037	189.2
15	Polytunnel	1,516	140.8
16	3 Bay Multi-Span	5,683	528.0
17	Polytunnel	634	58.9
18	Portakabin	168	15.6
19	Polytunnel	523	48.6
20	Tractor Shed	113	10.5
Total Multi-spans		22,615	2,101.0
Total Polytunnels		12,175	1,131.2
Total Ancillary (good)		834	77.5
Total Ancillary (poor)		1,044	97.0



The relevant planning history for the property is as follows:

- **Reference: 92/00782/FUL**
Erection of two single span polytunnels.
- **Reference: 95/01351/FUL**
Erection of 8 bay multi-span polytunnel.
- **Reference: 99/01827/FUL**
Erection of 2 bay polythene tunnel glasshouse type structure for growing plants in.
- **Reference: 03/01506/FUL**
Replace office portacabin and new toilet facilities.
- **Reference: 25/00721/LDE**
Lawful development certificate to confirm the existing use of the site, as a mixed use comprising storage and distribution and horticulture (sui generis).
- Other uses may be suitable, subject to planning permission



Services

We are informed that the nursery is connected to mains electricity three phase and to the mains water supply benefiting from a 20,000 gallon above ground metal reservoir with the majority of the nursery structures, the open ground growing and cash and carry areas benefiting from spray irrigation.

The WC accommodation is connected to a storage tank which has to be pumped out periodically.

Tenure

We understand that the property is held freehold.

EPC

The Energy Performance Rating for this property is E115. A copy of the certificate is available upon request.

Business Rates

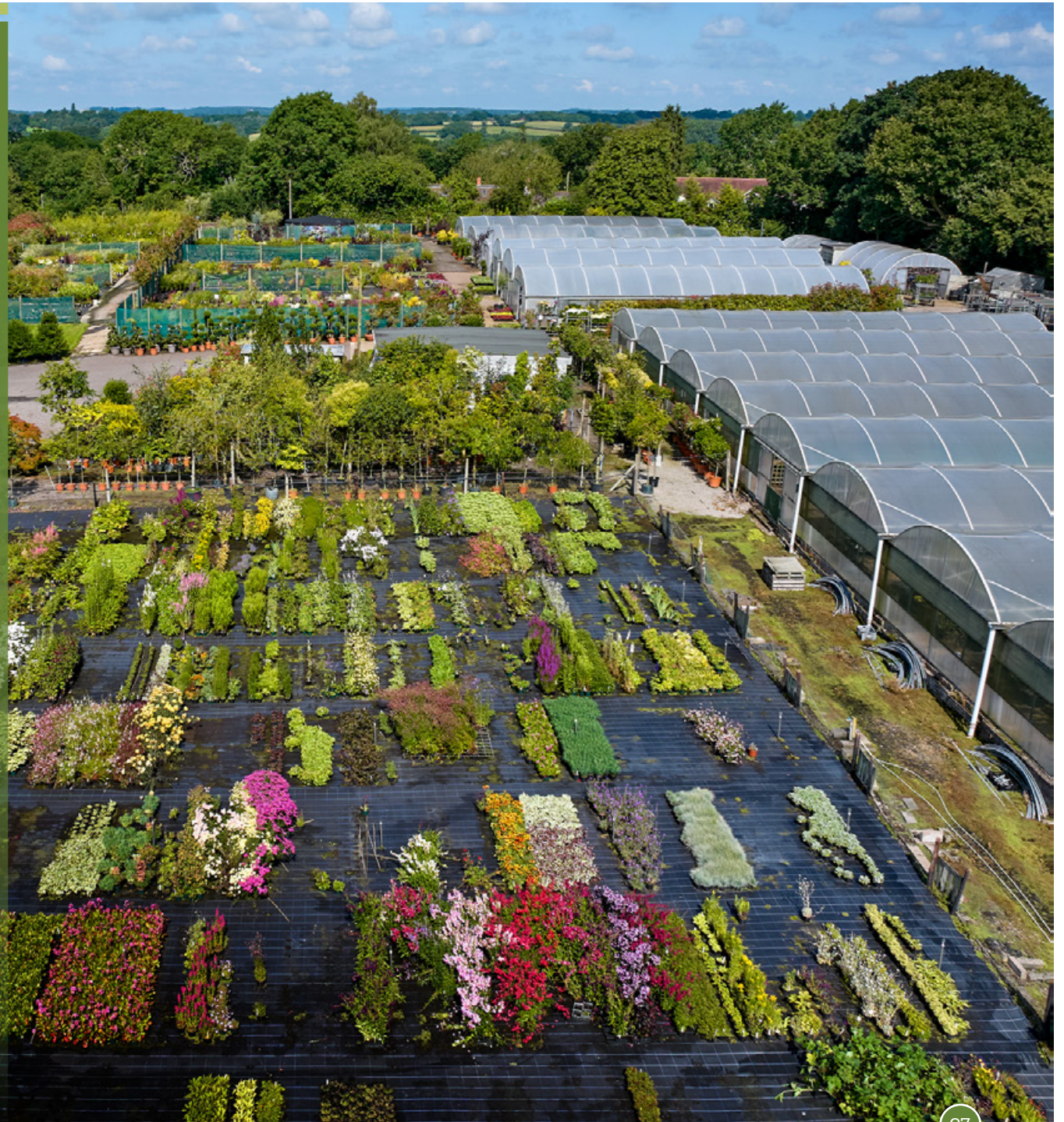
The property is eligible for business rates as a Cash & Carry but has not yet been assessed by the Valuation Office Agency. Indicative guidance on anticipated ratable value can be provided on request.

Legal Costs

Each party will bear their own legal costs incurred in this transaction.

VAT

The property is not elected for VAT.



Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

Viewing by appointment only through the sole agent Bromwich Hardy.

**Tom Bromwich**

tom.bromwich@bromwichhardy.com

02476 308 901

07718 037 150

**Mark Booth**

mark.booth@bromwichhardy.com

02476 308 900

07497 150 632

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Bromwich Hardy

1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE

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